

February 4, 2003

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**CONVEYANCE OF COUNTY SURPLUS REAL PROPERTY TO THE  
STATE OF CALIFORNIA SANTA MONICA MOUNTAINS CONSERVANCY  
CALABASAS HIGHLANDS AREA  
(THIRD) (4 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the County-owned parcels located in the Calabasas Highlands area, shown on the attached map and legally described in the Exhibit "A", are not required for County use.
2. Find that the conveyance of this property to the Santa Monica Mountains Conservancy (Conservancy) is exempt under the California Environmental Quality Act (CEQA).
3. Approve the conveyance of this property to the Conservancy, for the sum of \$50,000.
4. Approve and Instruct the Chair to execute the quitclaim deed upon presentation by the Chief Administrative Office (CAO).
5. Authorize the CAO to execute all documents necessary to complete the transaction, upon approval as to form by County Counsel.
6. Instruct the Auditor-Controller to deposit the net proceeds into the Asset Development Implementation Fund.

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### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Convey title to surplus County-owned real property to the Conservancy pursuant to Public Resources Code Section 32207 which grants the Conservancy the first right of refusal to acquire any publicly owned real property that may be declared excess by a public agency. The Conservancy has approached the County and expressed its interest in acquiring this property for the preservation of the open space, and the plant and wildlife habitat in this area of the Santa Monica Mountains. Your Board previously declared the majority of this property to be surplus and has made several unsuccessful attempts to offer it at public auction.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The Countywide Strategic Plan directs that we strengthen the County's fiscal capacity (Goal 4). The conveyance of surplus real property to another public agency is consistent with that goal.

### **FISCAL IMPACT/FINANCING**

The Conservancy has agreed to pay the County the sum of \$50,000 which represents the County's acquisition costs, and the estimated administrative and management expenses incurred during the County's ownership.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Santa Monica Mountains Conservancy, at its meeting of October 28, 2002, adopted Resolution No. 02-137 which: 1) found that the County property in this area is ecologically significant; 2) that this action is categorically exempt from the provisions of CEQA; and 3) that this action is consistent with the Santa Monica Mountains Comprehensive Plan.

The County acquired title to this property in 1952 by Tax Deed for a nominal cost plus advertising expenses. The only administrative and management expenses incurred by the County have been in its attempt to process this property for sale at public auction in 1990.

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Public Resources Code Section 33207 grants the Conservancy the first right of refusal on any property within the Santa Monica Mountains zone presently owned by a public agency and scheduled for disposal as excess lands. The Code stipulates the Conservancy may purchase the property at the agency's original acquisition price plus any administrative and management costs incurred by that agency.

The property as shown on the attached map is located in the City of Calabasas in the immediate area of Mulholland Highway. It consists of a multitude of vacant residential subdivided lots that were consolidated into nine parcels ranging in size from 37,600 to 112,380 square feet totaling approximately 12 acres. The topography of the area is hilly and mountainous with several parcels fronting on undeveloped trails. The highest and best use for this property is consistent with the intended use by the Conservancy.

The conveyance of this property by the County is authorized by California Government Code Section 25365.

The City of Calabasas has indicated that it strongly supports this recommended conveyance to the Conservancy since this property is in the City's new "Open Space Development Restricted (OS-DR) District" as designated in the Municipal Code.

County Counsel has reviewed this proposed transaction, and approved all documents as to form.

### **ENVIRONMENTAL DOCUMENTATION**

This activity is categorically exempt under Class 12 of the State CEQA Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

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**CONCLUSION**

The Executive Officer/Board of Supervisors is requested to return to the CAO, Real Estate Division, one stamped copy of this adopted Board letter, a copy of the published Notice of Intention, and the original of the quitclaim deed when executed by the Chair.

Respectfully submitted,

DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:SNY  
CWW:GM:pe

Attachments (2)

c: County Counsel  
Assessor  
Auditor-Controller

calabasas.b

**LEGAL DESCRIPTIONS**

**CALABASAS HIGHLANDS  
FILE NO.: MP 138**

**PARCEL 1 (AMB: 2072-002-900)**

Lots 1 to 7 inclusive, Block 7, Tract No. 9435, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 130, Pages 57 to 60 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

Excepting all right, title and interest of the County of Los Angeles in and to that portion of County-owned property which lies northwesterly of the southeasterly boundary of that certain 80-foot strip of land described in Parcel A of deed to County of Los Angeles, for Mulholland Highway, recorded as Document No. 3084, on August 5, 1955, in Book 48576, Page 25, of Official Records, in the office of said Registrar-Recorder.

**PARCEL 8 (AMB: 2072-007-901)**

Lots 1 to 21 inclusive, Block 22, Tract No. 9435, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 130, Pages 57 to 60 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

**PARCEL 9 (AMB: 2072-007-902)**

Lots 1 to 19 inclusive, Block 23, Tract No. 9435, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 130, Pages 57 to 60 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

**PARCEL 10 (AMB: 2072-007-903)**

Lots 5 to 16 inclusive, Block 24, Tract No. 9435, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 130, Pages 57 to 60 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

**LEGAL DESCRIPTIONS**

**CALABASAS HIGHLANDS**  
**FILE NO.: MP 138**

**PARCEL 11 (AMB: 2072-022-902)**

Lots 1 to 9 inclusive, Block 28, Tract No. 8550, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 109, Pages 77 to 80 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

**PARCEL 12 (AMB: 2072-022-901)**

Lots 1 to 10 inclusive, Block 27, Tract No. 8550, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 109, Pages 77 to 80 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

Excepting all right, title and interest of the County of Los Angeles in and to that portion of County-owned property which lies northwesterly of the southeasterly boundary of that certain 80-foot strip of land described in Parcel A of deed to County of Los Angeles, for Mulholland Highway, recorded as Document No. 3084, on August 5, 1955, in Book 48576, Page 25, of Official Records, in the office of said Registrar-Recorder.

**PARCEL 13 (AMB: 2072-021-900)**

Lots 1 to 9 inclusive, Block 24, Tract No. 8550, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 109, Pages 77 to 80 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

Excepting all right, title and interest of the County of Los Angeles in and to that portion of County-owned property which lies northwesterly of the southeasterly boundary of that certain 80-foot strip of land described in Parcel A of deed to County of Los Angeles, for Mulholland Highway, recorded as Document No. 3084, on August 5, 1955, in Book 48576, Page 25, of Official Records, in the office of said Registrar-Recorder.

**EXHIBIT "A"**  
**(Continued)**

**LEGAL DESCRIPTIONS**

**CALABASAS HIGHLANDS**  
**FILE NO.: MP 138**

**PARCEL 14 (AMB: 2072-022-900)**

Lots 1 to 7 inclusive, Block 26, Tract No. 8550, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 109, Pages 77 to 80 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

**PARCEL 15 (AMB: 2072-021-901)**

Lots 2, 3 and 6 to 11 inclusive, Block 25, Tract No. 8550, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 109, Pages 77 to 80 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.